

March 3, 2015

Members of the Judiciary Committee:

Princeton Enterprises owns and manages 19,000+ apartment homes in ten states. Incorporated in 1995, we possess twenty years' experience serving residents and managing apartment communities. Michigan's current law allows legal service to residents via these three methods:

- (A) Personal Delivery to the person in possession
- (B) Personal Delivery to the premises with a request that it be delivered to the appropriate person
- (C) First Class mail addressed to the person in possession.

Each current type of service can be problematic:

- (A) "Personal delivery to the person in possession" carries the possibility of verbal or physical confrontation between on-site management personnel and the resident. Many Princeton employees have experienced threats of violence for performing a function of their job.
- (B) "Personal Delivery on the Premises With a request that it be forwarded to the appropriate person" carries the risk such delivery never occurs, or that Notice was delivered to a non-resident, guest, or roommate who chooses not to deliver Notice to Person in Possession.
- (C) "First Class mail" is no longer a timely mechanism and no more accurate than email. Mail on large apartment communities is frequently incorrectly delivered or co-mingled with other resident's mail in the massive community mail stations now required by the Post Office.

Princeton supports electronic submission service (if pre-authorized by both parties) for the following reasons:

- Each year apartment dwellers encourage the Multi-Family industry to offer additional electronic methods of communication. Residents pay rent, submit service orders, communicate with site staff, and e-sign leases electronically. Communicating electronically is the preferred method for more and more apartment residents each year.
- Notification via electronic submission – with Lessee confirmation of preferred email address – allows Resident to grant clear authority as to who is authorized to receive legal notices. Email "read receipt" notices will also ensure the proper recipient received said notice.
- Electronic notification saves paper, is green, and cost efficient.
- Notification via electronic submission avoids Mail delays and ensures receipt in a timely fashion.

Thank you for the opportunity to express our opinion on HB 4038.

Karlene A Lehman, Vice President